

Minutes of the
Village of Bourbonnais
Planning Commission/Zoning Board of Appeals Meeting
February 23, 2012

1. Call to Order.

The meeting of the Planning Commission/Zoning Board of Appeals held February 23, 2012 was called to order at 7:30 P.M. by Chairman Ed Hayes. Members present were Ed Hayes, Mark Argyelan, Paul Cavitt, Theresa Gund, Ralph Huntley and Joan Pierce. No member was absent. Also present was Pat Dunn, Village Attorney and Gary Preston, Village Building Commissioner.

2. Approval of Minutes.

A motion was made by Paul Cavitt and seconded by Mark Argyelan to approve the minutes of January 26, 2012 with the following corrections;(a) bottom of page one, end of last word on last line to first line on page two should read "zonings, but no present zoning addresses, all the zoning needs." Next correction is on page 2 (b) section 4.3, the second to the last word on line should read" then instead of than" Mark noted that every time his last name occurred in the minutes, it should have been spelled "Argyelan"

A motion was made by Paul Cavitt, seconded by Mark Argyelan, to approve the minutes of the January 26, 2012 as corrected. Roll call vote indicated all members voted "Aye", motion carried.

3. New Business,

Zoning Board of Appeals; None

Planning Commission.

- A. Case #02-Z-012, Request for a public hearing to consider a request for annexation and an annexation agreement for seven properties on the

east side of the one and two hundred block of North Convent in the Village of Bourbonnais. **Petitioner**, Olivet Nazarene University, 1 University Ave, Bourbonnais, Illinois.

Mr. Preston stated that the following requirements had been done, publication of hearing was in the Herald and adjacent properties had been notified and that the filing fee had been waived by the Village. Mr. Hayes then explained the order of the meeting to those in the audience. He then read the petition and noted that although the property is located within the village, it has never been annexed. He then presented Laurie Cyr, Community Development Coordinator for the village, who would represent the petitioner, Olivet Nazarene University. Ms. Cyr noted that the property is east of Convent St. and south of Beaudoin Ct. There are 5 lots with a duplex residential building on each lot. The lots all have sewer connections to the village system. All future development to the north would be business zoning as it has been for much of the properties to the north along Convent St. have developed as businesses. Mr. Hayes stated that the master plan for the village indicates that both sides of Convent would be locations for business.

Comments from the audience,

Francis Jordan, 485 E Beaudoin, noted that the description of this property under consideration reads that it is west of Route 45. It should read "east". He then noted his property is across the street from his front yard. Since that property was not developed when he built there, he assumed it would remain residential property. He did not want a business located across the street. Mr. Hayes pointed out that any business development bordering on residential property is subject to ordinances made by the village to protect adjacent residential properties. Mr. Hayes thank Mr. Jordan.

Steve Langevin, 213 Belle Aire, asked how the annexation and zoning would affect his taxes. He was told there would be no effect on his taxes. He then asked what ONU plans to do with the property. He was told they have no plans for the property. The present residents in the buildings are people formerly employed by the university. It was pointed out that this is not the only property within the village that has never been annexed but are actually within the village.

Mr. Dunn noted that the annexation agreement needed to be amended to show that the property in this agreement is east of route 45 and not west of route 45. Mr. Argyelan also stated he has heard that ONU has no plans to develop B-1 business in anytime in the future.

A motion was made by Mark Argyelan, that the Planning Commission recommend the Village Board approve the annexation as legally described with a B-1 Zoning for the seven properties generally located east of US route 45 and south of Beaudoin Court and that the village enter into an annexation agreement with the petitioner, Olivet Nazarene University, 1 University Ave, Bourbonnais, Illinois. The motion was seconded by Paul Cavitt, roll call vote indicated all members present (6) voted "Aye". Motion carried. Recommendation to be made at the March 5, 2012 Village Board.

Adjournment,

A motion was made by Paul Cavitt, seconded by Ralph Huntley to adjourn the meeting. Voice vote indicated all members present (6) voted. Motion carried. Meeting adjourned at 7:55 PM. Next meeting is scheduled for March 22, 2012.